

IN RE: PETITION FOR RESIDENTIAL
ZONING VARIANCE
E/S Tartarian Court
170 ft. +/- N of Caledonia Ave.
3229 Tartarian Court
13th Election District
1st Councilmanic District
Herbert Balzanna, et ux
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 91-213-A

AMENDED ORDER

WHEREAS, an Order was issued in the above captioned case on January 16, 1991 granting the Petitioner's request for a zoning variance, subject to restrictions set forth therein; and

WHEREAS, as a result of a clerical error, Restriction #2 on page 2 of the subject Order erroneously contained the words "bathroom or".

NOW, THEREFORE, by Order of the Zoning Commissioner of Baltimore County, Restriction No. 2 shall be amended to read, as follows:

"2. The Petitioners shall not allow or cause the addition to be converted to a second dwelling unit and/or apartment. There shall be no kitchen facilities."

IT IS FURTHER ORDERED, that all other terms, conditions and restrictions of the original Order of January 16, 1991 shall remain in full force and effect except as amended herein.

J. Robert Haines
J. ROBERT HAINES
Zoning Commissioner
for Baltimore County

JRH:mmm
cc: Peoples Counsel

IN RE: PETITION FOR RESIDENTIAL
ZONING VARIANCE
E/S Tartarian Court
170 ft. +/- N of Caledonia Ave.
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13th Election District
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Herbert Balzanna, et ux
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 91-213-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a variance, pursuant to Section 22-26(b)(1) of the Baltimore County Code and Section VI.3 and .4 (Amended 1953 Regulations) Baltimore County Zoning Regulations (B.C.Z.R.) to allow a side yard setback of 13 ft. and a rear yard setback of 33 ft. for a proposed 14 x 14 ft. rear addition in lieu of the required 15 ft. and 50 ft., respectively, as more particularly described on Petitioners' Exhibit No. 1.

The Petitioners having filed a Petition for a Residential Variance, the subject property, known as 3229 Tartarian Court, zoned D.R. 10.5, having been posted and there being no request for a public hearing, this matter is ready for determination. The Petitioners are requesting variances to permit a side yard setback of 13 ft. and a rear yard setback of 33 ft. for a proposed one story 14 x 14 ft. addition to the rear of the property in lieu of the required 15 ft. and 50 ft. respectively.

The Petitioners have filed the supporting affidavits, as required by Section 22-26 (b)(1) of the Baltimore County Code. There is no evidence in the file or record to indicate that the subject variances would adversely affect the health, safety and/or general welfare of the public.

In the opinion of the Zoning Commissioner, it is established that the information and affidavits provide sufficient facts that comply with the

requirements of Section 301.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners. Based upon the information available, the relief should be granted.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variances should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 16th day of January, 1991 that the Petition for a Zoning Variance, pursuant to Section 22-26(b)(1) of the Baltimore County Code and Section VI.3 and .4 (Amended 1953 Regulations) Baltimore County Zoning Regulations (B.C.Z.R.) to allow a side yard setback of 13 ft. and a rear yard setback of 33 ft. for a proposed 14 x 14 ft. rear addition in lieu of the required 15 ft. and 50 ft., respectively, in accordance with Petitioners' Exhibit No. 1, is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent the relief granted herein:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

2. The Petitioners shall not allow or cause the addition to be converted to a second dwelling unit and/or apartment. There shall be no bathroom or kitchen facilities.

ORDER RECEIVED FOR FILING
Date 1/16/91
By J. Robert Haines

-2-

3. The Petitioners shall comply with the December 19, 1990 interoffice correspondence from Plans Review before obtaining a building permit.

3. Upon request and reasonable notice, the Petitioners shall permit a representative of the Zoning Enforcement Division to make an inspection of the subject property to insure compliance with this Order.

J. Robert Haines
J. ROBERT HAINES
Zoning Commissioner
for Baltimore County

JRH:mmm

ORDER RECEIVED FOR FILING
Date 1/16/91
By J. Robert Haines

-3-

PETITION FOR RESIDENTIAL VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plot attached hereto and made a part hereof, petition for a Variance from Section

VI.3 and .4 (Amended 1953 Regulations) To permit side yard setback of 13 ft.

and a rear yard setback of 33 ft. for a proposed 14 ft. x 14 ft. rear addition

in lieu of the required 15 ft. and 50 ft., respectively

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reason: (Indicate hardship or practical difficulty)

House is small - needs storage space.
Also, making room for elderly parent(s).

Property is to be advertised and/or posted as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of the above Variance posting and, if necessary, advertising, upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this petition.

Contract Purchaser:

(Type or Print Name)

Signature

Address

City/State/Zip Code

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

Attorney's telephone number

Legal Owner(s):

HERBERT BALZANNA

(Type or Print Name)

Signature

N. R. BALZANNA

(Type or Print Name)

Signature

3229 Tartarian Ct. 21227

Address

City/State/Zip Code

Phone

Name, address and phone number of legal owner, contract purchaser or representative to be contacted.

None

Address

Phone

ORDERED by the Zoning Commissioner of Baltimore County, this 27 day of NOV, 1990, that the subject matter of this petition be posted on the property on or before the 15 day of DEC, 1990.

J. Robert Haines
J. ROBERT HAINES
Zoning Commissioner of Baltimore County

A PUBLIC HEARING HAVING BEEN REQUESTED AND/OR FOUND TO BE REQUIRED, IT IS FURTHER ORDERED by the Zoning Commissioner of Baltimore County, this ____ day of _____, 19____, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that the property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the ____ day of _____, 19____, at ____ o'clock, ____.

ORDER RECEIVED FOR FILING

Date

By

ZONING COMMISSIONER OF BALTIMORE COUNTY

AFFIDAVIT

IN SUPPORT OF RESIDENTIAL ZONING VARIANCE

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/so presently or upon settlement will reside at

3229 Tartarian Ct. Balt. Md. 21227

(Address)

That based upon personal knowledge, the following are the facts upon which I/we have the request for a Residential Zoning Variance at the above address: (Indicate hardship or practical difficulty)

House is small - needs storage space.

Also, making room for elderly parent(s).

That Affiant(s) acknowledge(s) that if protest is filed, Affiant(s) will be required to pay a reporting and advertising fee and may be required to provide additional information.

Herbert Balzanna

AFFIANT (Handwritten Signature)

HERBERT BALZANNA

AFFIANT (Printed Name)

Norma R. Balzanna

AFFIANT (Handwritten Signature)

N. R. BALZANNA

AFFIANT (Printed Name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 20th day of November, 1990, before me, a

Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Herbert Balzanna and Norma Balzanna

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made out in the form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

Nov 30 1990

DATE

Shirley A. Varsity

NOTARY PUBLIC

My Commission Expires: 10-1-92

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



887-3353

January 11, 1991

Mr. and Mrs. Herbert Balzanna
3229 Tartarian Court
Baltimore, Maryland 21227

RE: Petition for Residential Zoning Variance
Case No. 91-213-A

Dear Mr. and Mrs. Balzanna:

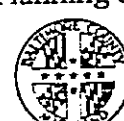
Enclosed please find the decision rendered in the above captioned case. The Petition for Residential Variance has been granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,
J. Robert Haines
J. ROBERT HAINES
Zoning Commissioner

JRH:mmm
enc.
cc: Peoples Counsel

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



111 West Chesapeake Avenue
Towson, MD 21204

887-3353

February 6, 1991

Mr. and Mrs. Herbert Balzanna
3229 Tartarian Court
Baltimore, Maryland 21227

RE: Case No. 91-213-A

Dear Mr. and Mrs. Balzanna:

Enclosed please find the Amended Order regarding the above captioned case.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Amended Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,
J. Robert Haines
J. ROBERT HAINES
Zoning Commissioner

JRH:mmm
cc: Peoples Counsel

224

Zoning Description 91-213-A

Beginning at a point on the east side of Tartarian Ct at a distance 170' +/- north of the center line of Caledonia Ave being known as lot 108 recorded in Plat Book 22 Folio 20 also known as 3229 Tartarian Ct. in the 13th Election District

Baltimore County
Zoning Commissioner
County Office Building
11 West Chesapeake Avenue
Towson, Maryland 21204

Account: R-001-6150
Number

receipt
N: 3976

Date

RECEIVED

	QTY	PRICE
PUBLIC HEARING FEES	1	\$35.00
100 POSTING SURCHARGE (17%)	1	\$5.75
100 POSTING SIGNS - ADVERTISING	1	\$25.00
TOTAL		\$65.75

04AD480090KCHRC
SA C010:58AN11-27-90

\$65.00

Please make checks payable to: Baltimore County

Cashier Validation

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

111 West Chesapeake Avenue
Towson, MD 21204

887-3353

December 13, 1990

Mr. & Mrs. Herbert Balzanna
3229 Tartarian Court
Baltimore, Maryland 21227

Re: CASE NUMBER: 91-213-A
LOCATION: E/S Tartarian Ct., 170' +/- N of Caledonia Avenue
3229 Tartarian Court

Dear Petitioner(s):

Please be advised that your Petition for Residential Zoning Variance has been assigned the above case number. Any contact made to this office should reference the case number. This letter also serves as a refresher regarding the administrative process.

1) Your property will be posted on or before December 19, 1990. The last date (closing date) on which a neighbor may file a formal request for hearing is January 3, 1991. Should such request be filed, you will receive notification that the matter will not be handled through the administrative process. This will mean advertising of the public hearing and reporting of the property. The public hearing will be scheduled approximately 30 - 45 days from receipt of said notice. In either case, (a) receipt of notification that you will have a public hearing or, (b) the passing of the closing date, the sign and post can then be removed from the property and returned to this office. Failure to return the sign and post will cause your Order to be held and incur a \$50.00 charge. Please be advised that the Order will not be available for you to pick-up the day you return the sign.

2) Assuming no neighbor has requested a public hearing, the file now enters the final review stage of the administrative process. The Zoning Commissioner must now decide whether to grant or deny the request. He also has the option to request a public hearing.

3) PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW AND THE DECISION MAKING PROCESS. WHEN THE ORDER IS READY IT WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION PRIOR TO BEING MAILED TO YOU.

Very truly yours,

[Signature]
J. Robert Haines
(301) 887-3391

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

111 West Chesapeake Avenue
Towson, MD 21204

887-3353

January 31, 1991

Mr. & Mrs. Herbert Balzanna
3229 Tartarian Court
Baltimore, MD 21227

RE: Item No. 221, Case No. 91-213-A
Petitioner: Herbert Balzanna, et ux
Petition for Residential Variance

Dear Mr. & Mrs. Balzanna:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE WINIARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

Very truly yours,

[Signature]
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:jw

Enclosures

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

111 West Chesapeake Avenue
Towson, MD 21204

887-3353

Your petition has been received and accepted for filing this 23rd day of November, 1990.

[Signature]
J. ROBERT HAINES
ZONING COMMISSIONER

Received By:

[Signature]
Chairman,
Zoning Plans Advisory Committee

Petitioner: Herbert Balzanna, et ux
Petitioner's Attorney:

received
12/14/90

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines
Zoning Commissioner
DATE: December 17, 1990

FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

SUBJECT: Caves Valley Club, Inc., Item No. 167
Caves Valley Club, Inc., Item No. 168
Dianna Lynn Peterson, Item No. 192
Charles F. Rohman, Item No. 213
Russell F. Morris, III, Item No. 218
Laura E. Earles, Item No. 220
Herbert Balzanna, Item No. 221
Terrell R. Johnson, Joseph Hartman, Trustees, Item No. 224
Michael Robert Snowman, Item No. 225
Herbert J. Scism, Item No. 226
James Stabler, Item No. 232
Douglas A. Pooley, Item No. 233

In reference to the above-listed cases, staff offers no comments.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

PK/JL/cmm
NCITEMS/ZAC1

Baltimore County
Fire Department
700 East Joppa Road, Suite 901
Towson, Maryland 21204-5500
(301) 887-4500

Paul H. Reinecke
Chief

DECEMBER 13, 1990

J. Robert Haines
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

RE: Property Owner: HERBERT BALZANNA
Location: #3229 TARTARIAN COURT
Item No.: 221 Zoning Agenda: DECEMBER 26, 1990

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1988 edition prior to occupancy.

REVIEWER: *[Signature]* Noted and Approved *[Signature]*
Planning Group Fire Prevention Bureau
Special Inspection Division

JH/REK

received
12/17/90

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE
December 19, 1990

received
12/31/90

TO: J. ROBERT HAINES, ZONING COMMISSIONER, DEPARTMENT ZONING

FROM: CHARLES E. BURNHAM, PLANS REVIEW CHIEF, DEPARTMENT OF PERMITS & LICENSES

SUBJECT: ZONING ITEM #: 221
PROPERTY OWNER: Herbert Balzanna, et ux
LOCATION: E/S Tartarian Court, 170' +/- N of centerline of Caledonia Avenue (#3229 Tartarian Court)
SECTION DISTRICT: 13th
COUNCILMANIC DISTRICT: 1st

A REVIEW OF THE SITE PLAN FOR THE ABOVE ZONING ITEM INDICATES THE FOLLOWING:

- () PROPOSED SITE PLAN DOES, DOES NOT, COMPLY TO STATE CODE OF MARYLAND REGULATION 05.01.07, MARYLAND BUILDING CODE FOR THE HANDICAPPED.
- () PARKING LOCATION () RAMPS (degree slope)
- () NUMBER PARKING SPACES () CURB CUTS
- () BUILDING ACCESS () SIGNAGE
- (X) PLAN DOES, DOES NOT COMPLY TO SET BACKS FOR EXTERIOR FIRE SEPARATION DISTANCE OF ARTICLE 5 AND ARTICLE 9 OF THE CURRENT BALTIMORE COUNTY BUILDING CODE. 3'-0" IS MINIMUM SEPARATION DISTANCE.
- (X) A BUILDING PERMIT IS REQUIRED BEFORE ANY CONSTRUCTION CAN BEGIN. SECTION 111.1 OF ARTICLE 1. CONSTRUCTION DRAWINGS MAY BE REQUIRED.
- () A CHANGE OF OCCUPANCY PERMIT IS REQUIRED TO CHANGE THE EXISTING USE OF THE STRUCTURE TO THE PROPOSED USE. SEE ARTICLE THREE AND ARTICLE ONE, SECTION 103.2 ALTERATIONS MAY BE NECESSARY BY CODE TO COMPLY TO NEW USE REQUIREMENTS.
- () STRUCTURE IS SUBJECT TO FLOOD PLAIN LIMITATIONS, SECTION 516.0 COUNCIL BILL #158-88 (BALTIMORE COUNTY BUILDING CODE).
- () OTHER -

PERMITS MAY BE APPLIED FOR @ ROOM 100, 111 WEST CHESAPEAKE AVENUE, TOWSON, MARYLAND 21204 - PHONE - 887-3900.

THIS REVIEW COVERS ONLY MAJOR ITEMS ASSOCIATED WITH THE SITE PLAN. A FULL REVIEW MAY BE CONDUCTED WHEN THE PERMIT APPLICATION AND PLANS ARE SUBMITTED.

APPLICABLE CODE: 1987 NATIONAL BUILDING CODES AS ADOPTED BY COUNCIL BILL #192-90 EFFECTIVE 1/1/91

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Zoning Advisory Committee
DATE: December 18, 1990

FROM: Robert W. Bowling, P.E.

RE: Zoning Advisory Committee Meeting
for December 26, 1990

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for Items 213, 221, 224, 225, 226, 230, and 233.

For Items 167, 168, 231 and 232, the previous County Review Group comments are applicable.

[Signature]
ROBERT W. BOWLING, P.E., Chief
Developers Engineering Division

RWB:s

received
12/17/90

JAN. 2
91-213-A

Baltimore County Government
Department of Public Works
Bureau of Traffic Engineering



401 Bosley Avenue Suite 405
Towson, MD 21204

887-3554
Fax 887-5784

January 11, 1991

Mr. J. Robert Haines
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Dear Mr. Haines:

The Bureau of Traffic Engineering has no comments for items number 167, 213, 224, 225, 226, and 233.

Very truly yours,

Rahee J. Famili
Rahee J. Famili
Traffic Engineer II

RJF/lvd

received
1/19/91

PLAT FOR ZONING VARIANCE

Property Address 3229 Tartarian Ct.

Subdivision Ruverview

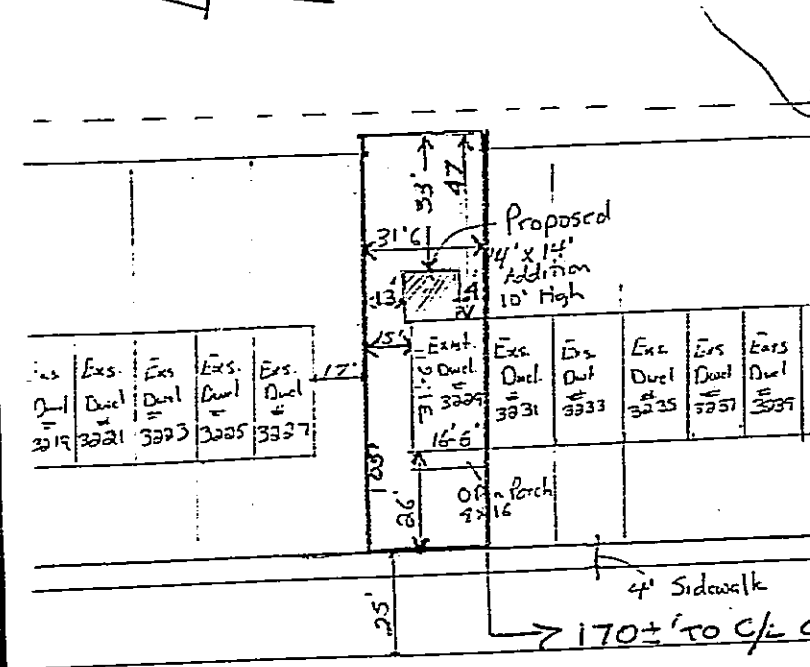
Block 22, Lots 20, Lot 10B, and Block 6 and Part of 5

Owner HERBERT AND NAOMI BALZANNA

VARIANCE TO PERMIT A PROPOSED REAR YARD SETBACKS OF 33 FT.
IN LIEU OF THE REQUIRED 50 FT.

SCALE 1"=50'

10' Easement

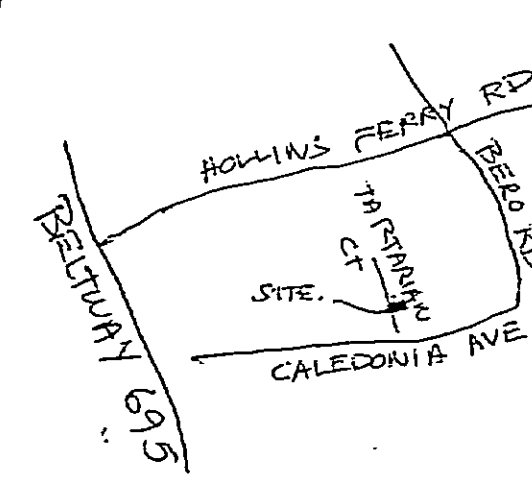


Tartarian Ct.
(110' x 60' Wide Paving)
Centerline

Petitioner's
Exhibit 1

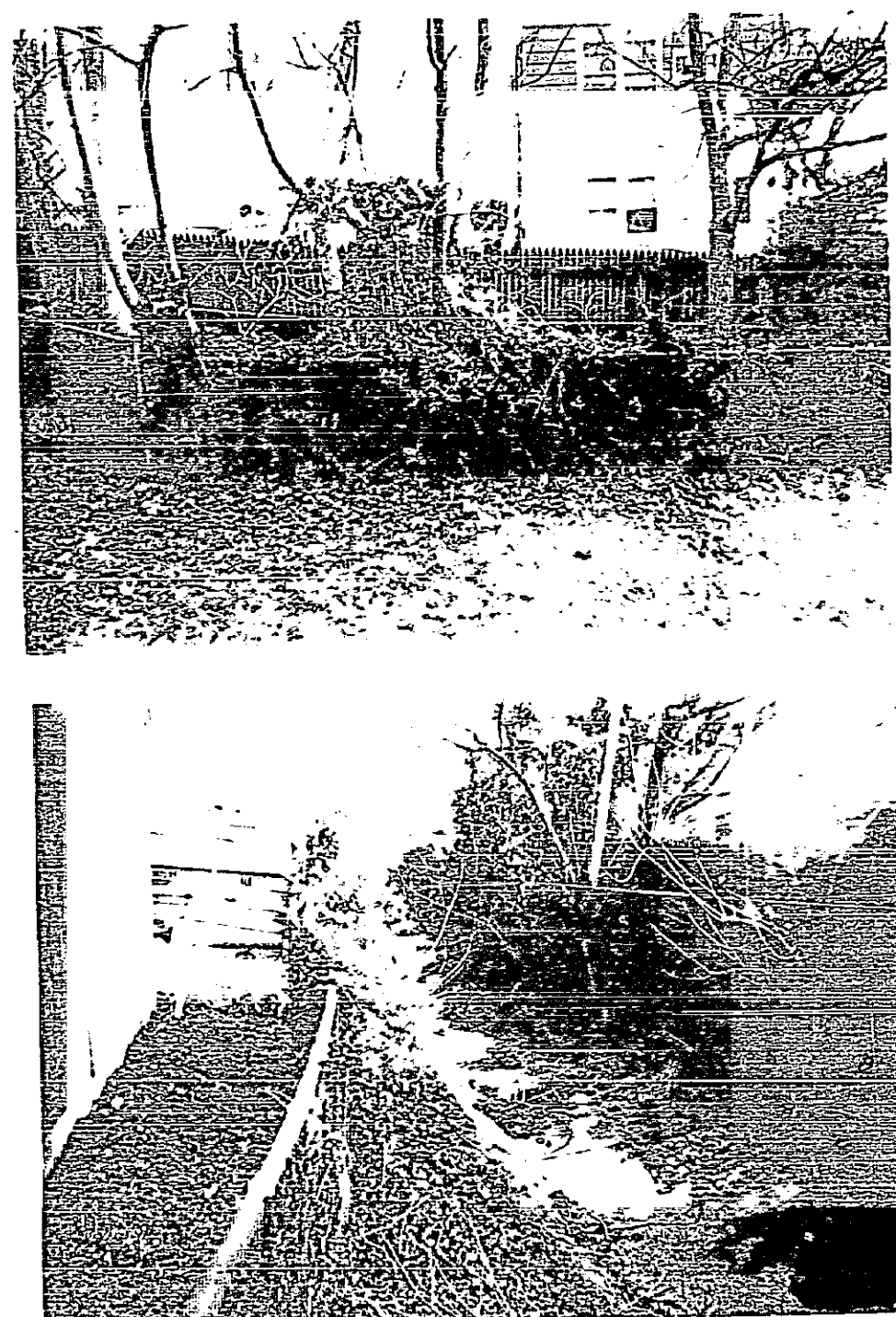
I ACCEPT RESPONSIBILITY FOR THE ACCURACY OF THE
INFORMATION ON THIS PLAN, DESCRIPTION
AND SCALE MAP AS PREPARED BY BALTO. CO.
Richard A. Haines, Jr. 11-27-90

91-213-A



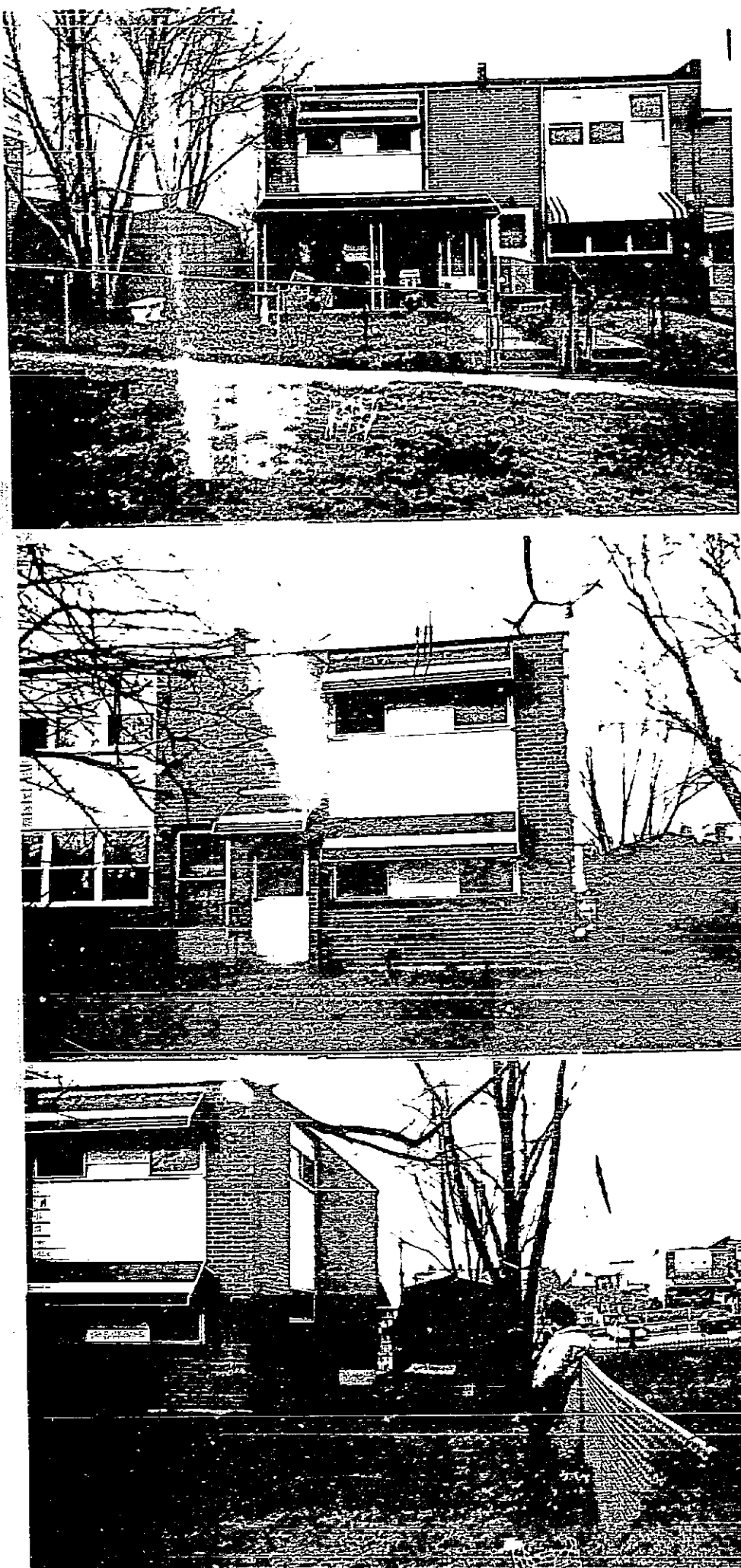
122

CASE #: 91-213-A



PETITIONER'S EXHIBIT #2

CASE #: 91-213-A



PETITIONER'S EXHIBIT #3

Naomi Ruth Balzanna
3229 Tartarian Court
Baltimore, Md. 21227
301-242-1034

January 23, 1991

To: Mr. J. Robert Haines
Zoning Commissioner
Baltimore County Government
Office of Planning and Zoning
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: Petition for Residential Zoning Variance
Case No. 91-213-A

Dear Mr. Haines:

I am in receipt of your decision rendered in the above referenced case and am hereby filing a motion for reconsideration due to the fact that you have stated there will be no bathroom facilities. A bathroom is needed for the following reasons:

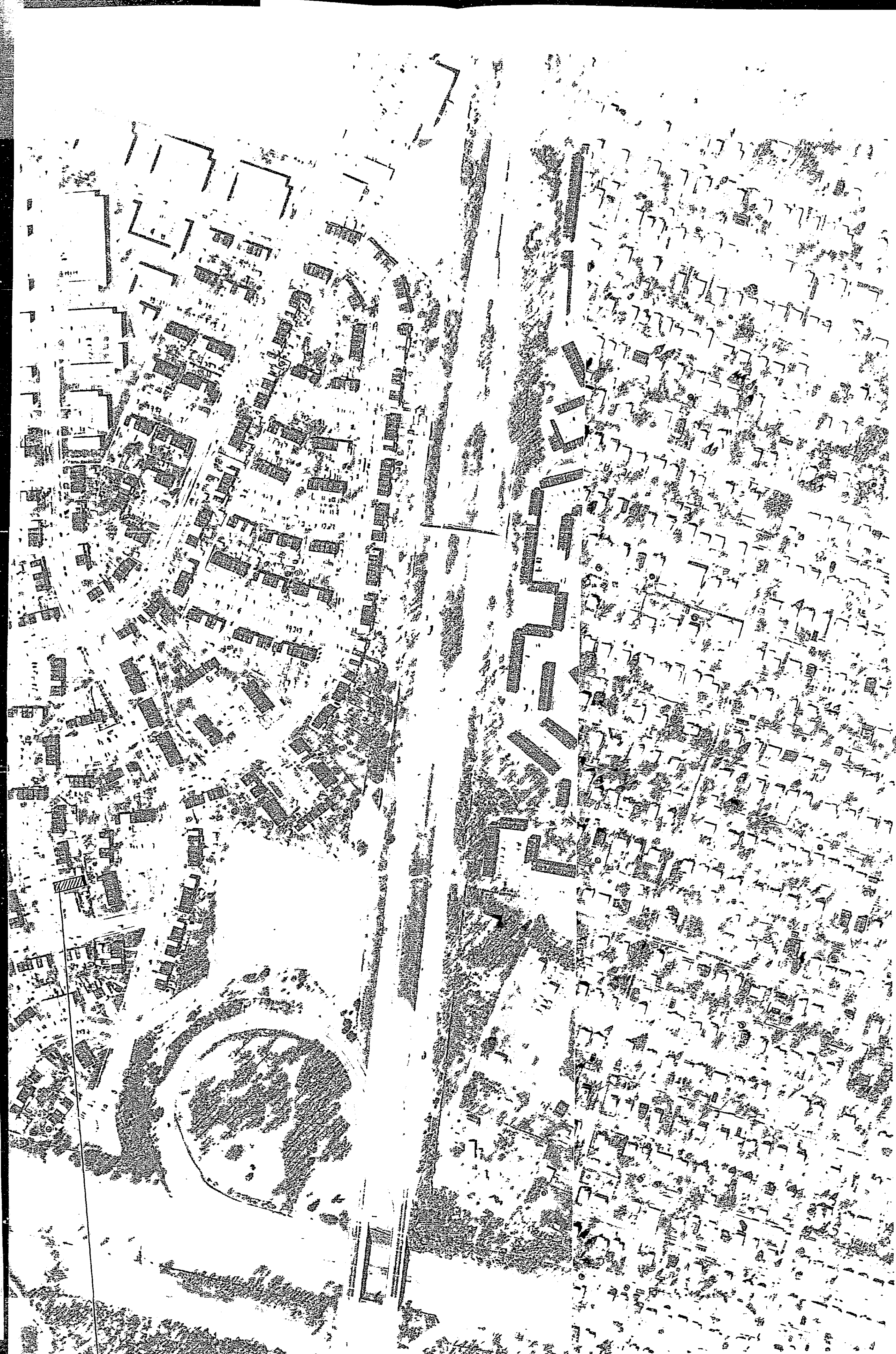
My 79 year old father lived with me until his health began to deteriorate due to kidney failure at which time he went to SEENK stay with other relatives because he could not go up and down the stairs at my house because of his fear of falling. (There is no bathroom on the first floor of my home.) He is currently in the hospital undergoing preparation for HEMICED dialysis which we hope will improve his health, and he will be returning to live with me.

Also, I have a 69 year old mother and 79 year old mother-in-law that I can see at some future time I will need to take them in and take care of them.

In my neighborhood, I know of one similar addition with a bathroom and I feel to understand the reasoning in your decision against a bathroom facility in my addition.

I do not have a lot of money, and in these hard economic times, the reason to spend the money for this addition was made after much thought with the idea that I would be able to help my parents and mother-in-law in their older

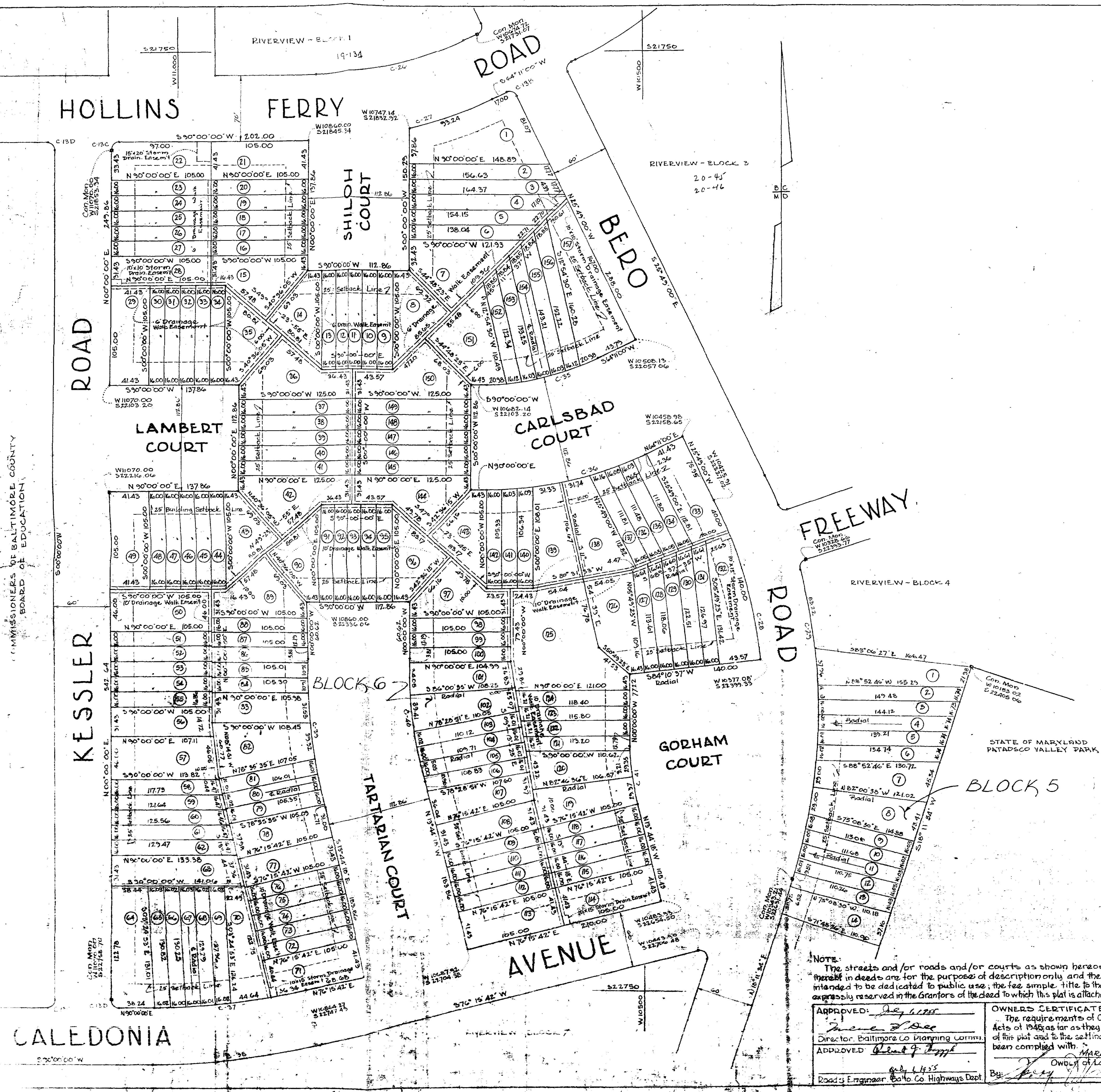
RECEIVED
JAN 28 1991
ZONING OFFICE



91-213-A
SITE
ZONING MAP NOT IN FILE.
JRB

BALTIMORE
OFFICE OF PLANNING
PHOTOGRAPH

LOCATION SHEET
MONUMENTAL
BALTIMORE
HIGHLANDS
S.W.
6-B



6LB22 FOLIO 20

CURVE DATA						
No.	Δ	Radius	Tan	Arc	Chord	Chord Bearing
C-19C	90°00'00"	8.00	8.00	12.57	11.31	N45°00'00"W
C-19D	90°00'00"	8.00	8.00	12.57	11.31	N45°00'00"W
C-20	15°43'00"	369.44	84.47	154.46	165.66	S77°00'30"E
C-21	15°43'00"	435.44	100.71	196.01	196.33	N77°00'30"E
C-22	15°43'00"	515.83	126.46	236.21	236.55	N65°48'43"W
C-23	15°43'00"	575.83	132.71	242.30	242.51	S65°48'43"E
C-24	90°00'00"	8.00	8.00	12.57	11.31	N76°49'00"W
C-25	15°43'00"	271.33	62.19	122.76	121.23	S77°00'30"E
C-26	15°43'00"	364.19	84.47	154.46	165.66	N77°00'30"E
C-27	15°43'00"	435.44	100.71	196.01	196.33	N77°00'30"E
C-28	15°43'00"	515.83	126.46	236.21	236.55	N65°48'43"W
C-29	15°43'00"	575.83	132.71	242.30	242.51	S65°48'43"E
C-30	90°00'00"	8.00	8.00	12.57	11.31	N76°49'00"W
C-31	15°43'00"	271.33	62.19	122.76	121.23	S77°00'30"E
C-32	15°43'00"	364.19	84.47	154.46	165.66	N77°00'30"E
C-33	15°43'00"	435.44	100.71	196.01	196.33	N77°00'30"E
C-34	15°43'00"	515.83	126.46	236.21	236.55	N65°48'43"W
C-35	15°43'00"	575.83	132.71	242.30	242.51	S65°48'43"E
C-36	90°00'00"	8.00	8.00	12.57	11.31	N76°49'00"W
C-37	15°43'00"	271.33	62.19	122.76	121.23	S77°00'30"E
C-38	15°43'00"	364.19	84.47	154.46	165.66	N77°00'30"E
C-39	15°43'00"	435.44	100.71	196.01	196.33	N77°00'30"E
C-40	15°43'00"	515.83	126.46	236.21	236.55	N65°48'43"W
C-41	15°43'00"	575.83	132.71	242.30	242.51	S65°48'43"E

#221
91-213-A

NOTE: The markers hereon designated by "C" are of concrete, 6" in diameter and 3' in length, and buried flush with the ground.

APPROVED
Baltimore County Planning Commission
Director: William H. Harte, Jr.
County Health Officer



NOTE: The streets and/or roads and/or courts as shown hereon and the mention thereof in deeds are for the purposes of description only and the same are not intended to be dedicated to public use; the fee simple title to the beds thereof is expressly reserved in the Grants of the deed to which this plat is attached, their heirs assigns.

APPROVED: *John L. Harte*
Director, Baltimore Co. Planning Comm.
APPROVED: *John L. Harte*
County Engineer, Baltimore Co. Highways Dept.

OWNERS CERTIFICATE:
The requirements of Chapter 1016 of the Acts of 1946 as far as they relate to the making of this plat and to the setting of markers have been complied with.
By: *Harro Harte, Inc.*
Owner of Land Shown Hereon
By: *John L. Harte*
Reg. Prof. Engineer No. 576

RECORD PLAT
RIVERVIEW - BLOCK 6 AND PORTION BLOCK 5
DISTRICT 13
LANDSDOWNE, BALTIMORE COUNTY, MARYLAND
THE SEVERN RIVER CONSTRUCTION CO.
2 WEST UNIVERSITY PARKWAY
BALTIMORE 18, MARYLAND
D. BROOKE MAXWELL & ASSOCIATES
LANDSCAPE ARCHITECTS & ENGINEERS
PIKESVILLE 8, MARYLAND
SCALE: 1"=50'
JUNE 1, 1955
FILE NO. 10303
SHEET 6 OF 7